

Fiftieth

A N N U A L R E P O R T

CITY PLAN COMMISSION
ST. LOUIS, MISSOURI

CITY PLAN COMMISSION

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SAINT LOUIS



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DIRECTOR OF PLANNING

NELL MARIE GEDERS
SECRETARY TO THE COMMISSION

August 31, 1966

Hon. Board of Public Service
Room 210 City Hall
St. Louis, Missouri 63103


Gentlemen:

The Annual Report of the City Plan Commission
for the fiscal year ending March 31, 1966, is transmitted
herewith.

The Commission acknowledges with appreciation
the assistance and cooperation it enjoyed from the adminis-
tration and its related departments. The City Plan Commission
program can only be as strong as our coordination and inter-
change of ideas among the many operational units of the city,

Yours sincerely,

CITY PLAN COMMISSION


J. Kenneth Hyatt
Chairman

CITY PLAN COMMISSION
OF
SAINT LOUIS
1965-1966

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Chairman

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INTRODUCTION

The City Plan Commission and its staff maintained a full schedule of activities throughout the year. One of the highlights was the Annual Convention of the American Institute of Planners. This was the first occasion for the convention to be held in St. Louis. As the host city, the entire staff of the Commission devoted many hours to the convention. It was a rewarding experience for the opportunity to exhibit the outstanding urban developments in St. Louis. As a result of the convention, the city received many national commendations for its activities.

The staff is continuing its advancement in the development of a new Master Plan. In progress is the preparation of a new Land Use Plan. Concurrently, a design plan is being prepared for the 19 mile riverfront area. The plan encompasses that area between the river and Broadway.

The Commission continues to enjoy a close association with numerous public and private agencies in helping to shape the city's environment. A better city will only result through a cooperative effort of all people and all groups whatever their charge.

PARKS AND RECREATION

Development plans for the improvement of several park sites were reviewed and approved by the City Plan Commission in the past year.

The Commission also reviewed, at the request of the Department of Parks, Recreation and Forestry, the proposed St. Louis Beautification Program to be submitted to the Federal Government, for matching funds, as provided for in the Housing and Urban Development Act of 1965. The Federal Government requires that the application shall include evidence that the agency responsible for comprehensive planning in the locality has reviewed the activities covered in the application and has found that the program and the proposed activities are fully consistent with the locality's long range planning objectives as well as with any other related activities or projects which may be undertaken in the locality in the foreseeable future. The following projects were recommended to be undertaken in the first of a three year program:

Group I - Renovation of Parks and Playfields, Grading and Landscaping.

Hodiamont and Catalpa Park
DeSoto Park
Carr Square Addition
Sherman Park
Penrose Park
Union Quarry
Ellendale-Arsenal Playfield
Pontiac Square
Adams Playground
Dunnica Park

Group II - Construction of three Passive Areas, and Landscaping 17 Street Triangles.

Passive Areas:

Warne and West Florissant
East End of Fairgrounds Park
Vest and Salisbury

The triangles are to be selected at a later date.

Group III - Street Beautification.

Tree planting parkways, and street easements, Stadium area; and, provision of benches in various parks.

Group IV - Special Projects.

Gold Star Mother's Memorial Markers, and Landscaping Civil Courts Building.

The foregoing projects were found to be in keeping with the intent and spirit of the City Plan Commission's official Recreation Plan. Many of the park proposals have previously received Plan Commission approval. Plans for those parks which require additional detailed study for development will be submitted to the Commission for review at a later date under normal procedural requirements.

Preliminary plans for the development of two passive recreational areas located near Fairgrounds Park, referred to the Commission by the Department of Parks, Recreation and Forestry, received approval at the June meeting. The facilities are located at Vest and Salisbury

and at the southwest corner of Grand and Kossuth Avenues, and will serve the residents of the Hyde Park South Rehabilitation Area as well as the Fairgrounds Rehabilitation Project. The plans include, among other things, attractive landscaping treatment, shelters, benches, concrete tables with inlaid checker boards, drinking fountains and adequate lighting.

On January 20, 1966, the City Plan Commission conditionally approved preliminary development plans for a new park at Garrison and Brantner, and for the redevelopment of existing Pontiac Square and Tandy Parks, as follows:

Garrison-Brantner Park - bounded by Garrison, Brantner and Webster Avenues, and the Dunbar Public School,

In general, the plan for this new park, comprising approximately 3.4 acres, is imaginative and should prove to be an exciting place of recreation. The development provides for such facilities as a merry-go-round, chair swings, slides, spray pool, sand area with a unique "playboat", horseshoe courts and a shelter. Passive areas attractively landscaped are also provided.

The minor modifications suggested called for the provision of adequate lighting within the park area, as well as on its periphery; continuation of a rock wall around the north end of the site closing off the sand area to keep children away from the public alley; relocation

of chair swings in order to gain more space between them and other play facilities, and inclusion of railroad tie curbs around the horseshoe court area to prevent accidents from rolling horseshoes.

Pontiac Square - bounded by Ninth, Tenth Street, Shenandoah and Ann Avenues.

The plan for Pontiac Square is commendable, particularly in terms of general design and in utilization of existing facilities. The development includes a softball field, tetherball area, horseshoe court, basketball courts, wading and spray pools, merry-go-round, slides, sand area and a comfort station and shelter.

Modifications recommended by the Commission included provision of a paved area generally along the existing pathways to help define the various recreation elements from one another and to provide hard surfaced walking area; provision of some type of chain link fence along the wall on the raised playground to afford protection to the children playing in the area; increase the present lighting within the park in order to provide a safe place in which to walk and, at the same time, add visual interest to the park at night; install backstops at both ends of the horseshoe court to prevent horseshoes rolling into pathways and other play facilities, and the installation of benches were also suggested as a desirable addition near the horseshoe court.

Tandy Park - bounded by Pendleton, Kennerly, Goode and Cottage Avenues.

The general redevelopment of this existing park not only improved the overall appearance of the park but it includes the addition of many new and much needed recreational facilities as well. This facility includes a softball field, tennis courts, horseshoe court, basketball court, playground facilities, recreation center and a swimming pool.

Three modifications to the proposed development plan were recommended. (1) Due to the fact that the existing central walkway from Cottage Avenue northwardly to Kennerly Avenue is the most direct pedestrian connection between the Sumner High School and the neighborhood north of the park, plus the fact this walkway falls directly on center of Lambdin Avenue axis, it was suggested that the walkway be given greater emphasis than initially proposed on the redevelopment plan. It was suggested that more emphasis could be achieved by placing the trees bordering the walkway in a formal arrangement so as to carry the eye further through the park terminating the view to the south at the high school grounds and to the north on Lambdin Avenue. It was further suggested that additional importance to this walkway can be gained by widening the paved area and by adding benches. Lighting was also recommended since this walkway serves as a major link between two areas and could be expected to be used at night. (2) Since the distance between curb and edge of sidewalk, particularly along Kennerly

Avenue, is quite narrow and not well suited to the placement of trees, it was suggested that the existing trees be left to remain and that new trees, however, should be placed along the south side of the stone retaining wall. It was also suggested that it might be more desirable to locate new trees along the inside edge of the sidewalk along the remaining three frontages rather than in the area between the sidewalk and the curb. (3) Provision of two new walkways for access to the play area and recreation building from the central parkway were also recommended.

In a meeting held April 15, 1965, the City Plan Commission recommended to the Comptroller the feasibility of utilizing City owned property in the area bounded by the Chain of Rocks Waterworks, Riverview Boulevard, private property, and the Mississippi River in City Block 4316, for a small boat marina and launching facility.

The Commission further recommended that this land remain in City ownership and that the site be made available on a long term basis. The development of such a facility is to be accomplished under the Community Unit Plan provisions of the Zoning Ordinance so that the public interest can be protected and the aesthetic values of this location and site can be preserved under the controls of a lease agreement and the conditions of the Community Unit Plan permit.

The City Plan Commission went on record in its May, 1965 meeting as being unalterably opposed to a proposal of the Board of Education to construct an elementary school in O'Fallon Park for several reasons:

(1) The Commission has consistently opposed the taking of park property for purposes other than their intended use, namely, recreation and open space, and (2) the site is mislocated from a geographical standpoint.

The Commission believes that the city cannot sacrifice any park land if we are to successfully compete with the suburban areas and if we are to encourage people to remain in the city or hopefully bring people back. On the basis of the current population the present total park acreage is approximately 2600 acres or 6.5 percent of the City's area; this represents a population of 273 persons per acre of park, a rather low standard since every city should have one acre of park for each one hundred persons as divided between different types of parks and so distributed throughout the city's area as to give maximum degree of usefulness to all of the city population.

The Commission also felt that on the basis of sound planning principles and the welfare of the children that the school building with its ancillary facilities should be located within the heart of the service area so that it is easily and safely accessible to all children.

On June 24, 1965, the City Plan Commission adopted a resolution addressed to the Board of Aldermen requesting the filing of a bill which

proposed to authorize the installation of pedestrian benches in public areas. It was the feeling of the Commission that the bill as drawn did not establish standards for the installation and maintenance of such benches to protect the public interest. The Commission indicated that the placement of well designed benches on public property could be made attractive as well as convenient and serviceable. However, these should only be permitted under rigidly enforced controls to protect the aesthetic qualities of the city and lend impetus to the national movement to create a strong appreciation for the beauty and protection of our landscaping.

Ordinance 53747 which became effective January 3, 1966, provided for the establishment, opening and improvement of a Public Park and Playground in City Block 549 bounded by 14th Street, Cole Street, Atchinson Place and Carr Street.

Joseph Vigo Park - City Block 4043 bounded by
Shaw, Macklind, Daggett and
Lilly Avenues.

Ordinance 53597 approved November 4, 1965, changed the name of the public park known as "Joseph Vigo Park" to that of "Louis G. (Midge) Berra Park"; and repealed Ordinance 49544 approved September 25, 1959.

LAND SUBDIVISION

Eight plats were referred to the Plan Commission by the Director of Streets in the past year. Five of these plats were for the initial subdivision of land and the remaining three were for the resubdivision of existing lots. A summary of these plats is as follows:

"DeHater Acres" - Riverview, Chain of Rocks Drive and the City Limits in Out Lot 115.

Approval was given to the preliminary plat proposing to subdivide a tract of land containing approximately five acres into three building lots containing approximately 24,000 square feet in each. Three apartment buildings with a total of fifty units with frontage on a public street was proposed. Access would be provided from the east end of the subdivision and between buildings. An easement is provided at the rear of the lots. The plat as submitted was found to comply with the subdivision regulations.

City Block 6364 - Broadway and Portland Terrace.

The subdivision of a parcel of land 100' x 270' located at the southern terminus of existing Portland Terrace west of Broadway in City Block 6364 was approved by the Plan Commission subject to the condition that the developer provide for a "T" designed turnaround for service vehicles.

West Side of Channing Avenue south of Lindell Boulevard in the Mill Creek Valley Renewal Project, in City Block 1956.

A plat proposing the subdivision of land in part of City Block 1956 received Commission approval November 4, 1965. This subdivision established Tracts 8F, 8G and 8H along the east line of the north-south alley between Channing and Theresa Avenue, and Tract 29B fronting 125 feet along the west side of Channing Avenue south of Lindell Boulevard in keeping with the Mill Creek Valley Renewal Plan previously approved by the Commission.

City Block 692 - bounded by Third Street, Miller Street, Broadway and City Block 154.

Approval was given to a plat proposing the subdivision of this city block, being in conformity in all respects to the Kosciusko Renewal Plan previously approved by the Commission.

City Blocks 6493, 6494, 6495, 6496 and 1048 - bounded roughly by Grand Boulevard, Page Avenue, Compton Avenue and Franklin Avenue.

A subdivision plat for the "Arthur Blumeyer" Public Housing Project to be developed in this area, was approved by the Plan Commission March 24, 1966, as being in conformity with the Community Unit Plan previously approved by the Commission in January of this year. This plat proposed the subdivision of this project area into three tracts, i.e., Tract 1 comprising City Block 6495, Tract 2, City Block 6494 and Tract 3, City Blocks 1048, 6493 and 6496.

"Granbury Place" - South side Robert Avenue between Field and Sharp Avenues.

Approval was given to the proposed resubdivision of Lots 84 to 95 inclusive, in "Granbury Place" Subdivision in City Block 6443.

Kraus Street and Minnesota Avenue - City Block 3002.

A plat proposing the resubdivision of a parcel of land fronting 147 feet on the north side of Kraus Street and 125 feet on the west side of Minnesota Avenue was approved by the Commission subject to revisions to make the plat conform to the subdivision regulations. The subdivision proposing four lots varying in width from 36 to 38 feet with frontage on Kraus Street did not meet the minimum lot width requirements of 40 feet. A redesign was suggested to provide two 41 foot lots and one 43 foot lot fronting on Minnesota Avenue by a depth of 100 feet, and one 47.92 foot lot by a depth of 125 feet on Kraus Street. In addition to complying with the lot width requirements and the building set back, the redesign also offered the opportunity for side driveways for off-street parking.

Clayton and Sarpy Avenues east of Boyle Avenue - City Block 3963.

A plat proposing the vacation of a portion of the east-west alley in City Block 3963 between Clayton and Sarpy Avenues east of Boyle Avenue, and a plat dedicating a new north-south alley for access into the area off Clayton Avenue, were approved by the Commission to permit abutting industry to assemble land for expansion.

MAJOR STREETS

A number of plats proposing the vacation of streets and alleys were referred to the City Plan Commission by the Department of Streets for review and recommendation. Following is a brief summary of the action taken in each instance:

Approval was given to an application to vacate Reilly Avenue between Courtois and Stein Streets, and Schirmer Street from Reilly Avenue eastwardly 140 feet to enable existing industry to consolidate the abutting land on both sides of the subject streets. The Commission found that basic traffic movements in this general area east of Broadway are in an east-west direction, and since there is very limited north-south movements which could otherwise be accommodated on Broadway, there appears to be no objection to the requested vacations.

The Commission recommended denial of an application requesting the vacation of a triangular area at the northwest corner of Ninth and Sidney Streets. The Commission further recommended that this area be improved to provide a better intersection to facilitate the turning movements of traffic since Sidney Street is a main artery and does remain open at its intersection with Interstate 55.

The vacation of Commercial Street and the north-south alley between Dock and Buchanan Streets, and the south half of an unnamed street, was approved by the Commission in September, 1965. These vacations permitted an existing industry to assemble property to permit better development of a terminal building.

Consideration was given to an application for the vacation of the east-west alley and a portion of Semple Avenue in City Blocks 4364 and 4520, requested by the abutting commercial development fronting Natural Bridge Avenue.

The Commission approved the vacation of the existing public alley only, with the provision that the applicant construct a 'T' designed turn-around on the west side of Semple Avenue, south of the existing alley. This turnaround was deemed necessary to permit vehicles to travel southwardly out of this block due to the narrowness of Semple Avenue. Inasmuch as the abutting north-south alley has been relocated eastwardly on two previous occasions to permit expansion of the commercial development, the Commission went on record that it would oppose any future vacations to permit further expansion of commercial development into this substantial residential neighborhood.

An application for the vacation of Argyle Avenue, between Euclid and York Avenues, received Commission approval in November, 1965. In so recommending, the Commission felt that this street being only two hundred feet long should function principally as a local street serving the abutting property, and that this vacation would not be in conflict with the Major Street Plan.

Vacation of a portion of the north-south alley and the dedication of an east-west alley in City Block 3565 bounded by Penrose, Holly, Carter and Athlone Avenues, in connection with a proposed public school site, received Commission approval.

Approval was given to a proposal to vacate Sublette Avenue west of West Park Avenue, and a portion of Dale Avenue from Sublette northwardly to a 20 foot wide east-west alley, and, also the vacation of a remaining portion of an alley just north of Sublette Avenue.

The vacation of Chariton Street from Broadway eastwardly to the west line of the Ozark Expressway received Commission approval.

In March, 1966, the Commission amended its previous action concerning the dedication of a new alley in connection with the vacation of Carr Lane Avenue between Vista Avenue and Caroline Street, as proposed in the Community Unit Plan for St. Louis University Medical School. The amended proposal provides for the new alley to enter from Caroline Street instead of Vista Avenue. The Commission's approval of this revision was made contingent upon the dedication and improvement of the new alley prior to the closing of Carr Lane.

EXPRESSWAYS

Interstate "44"

On April 12, 1966, Ordinance 54167 became law authorizing the Mayor and the Comptroller of the City of St. Louis to enter into and perform a contract by and between the City and the State Highway Commission of Missouri, under the Federal Aid Highway Act, providing for the establishment, opening and widening of Interstate Route "44" extending from the southwestern City Limits at a point near Melbourne Avenue or Sutherland Avenue to an intersection with Interstate "55" near 18th Street.

ZONING

Twenty-seven petitions were reviewed by the City Plan Commission during the 1965-66 Fiscal Year. Of these, five received Commission approval, twenty-one were disapproved and action was withheld on one at the request of the petitioner.

Of the twenty-seven petitions reviewed, twelve were introduced in the Board of Aldermen. These bills were passed by the Board, seven over the Mayor's veto and the disapproval of the Plan Commission.

A summary of these twelve amendments to the district map follows:

Ordinance 53607 changed from the "A" Single-Family Dwelling District to the "F" Local Business District property at Howell Street, Tarra Lane and Goodfellow Boulevard in City Block 4318, totalling approximately 54,167 square feet. This change, reflected in Petition #585 did not receive approval of the Plan Commission.

Property fronting 22 feet on the south side of Labadie Avenue east of Union in City Block 6159 was reclassified from "B" Two-Family to the "C" Multiple-Family Dwelling District by Ordinance 53720. Petition #586, requesting this change was disapproved by the Commission. Total area changed, 26,588 square feet.

A change from the "B" Two-Family to the "D" Multiple-Family Dwelling District of approximately 17,000 square feet on the north side of Magnolia Avenue east of Alhambra Court in City Block 1442 was accomplished by Ordinance 54047. This amendment, in the form of Petition #593, was not approved by the Commission.

Ordinance 53753 rezoned from the "A" Single-Family to the "E" Multiple-Family Dwelling District property at the southwest corner of Skinker and San Bonita, containing approximately 10,196 square feet in City Block 5700. This change, reflected in Petition #594 was disapproved by the Commission.

The southeast corner of Page and Jones Street, totalling 11,212 square feet, in City Block 3740 was changed from the "C" Multiple-Family Dwelling District to the "F" Local Business District by Ordinance 53697. Petition #595 which requested this change did not receive Commission approval.

Property on the north side of Rutger Street between Missouri and Jefferson Avenues, in City Block 2264 was reclassified from "D" Multiple-Family to "J" Industrial by Ordinance 53993. This amendment, in the form of Petition #596 was disapproved by the Commission. Total area changed, 21,000 square feet.

Ordinance 53749 changed 10,200 square feet on the south side of Keokuk Street east of Ohio Avenue in City Block 2565 from the "B" Two-Family to the "D" Multiple-Family Dwelling District. Petition #597 requesting this amendment did not receive Plan Commission approval.

The southwest corner of Poepping Street and Virginia Avenue, containing approximately 22,400 square feet, in City Block 3178 was rezoned from "B" Two-Family to "J" Industrial by Ordinance 53743. The Commission approved this request in the form of Petition #599.

All of City Blocks 4635 and 6457 and the north half of City Block 2961E, located between Sulphur and Hampton Avenues from the rear of the Manchester Avenue frontage northwardly to the apex of Sulphur and Hampton was reclassified from "F" Local Business to "H" Commercial by Ordinance 54038. This change, reflected in Petition #601 received Plan Commission approval. Total area changed, 148,276 square feet.

Ordinance 54039 rezoned a thru lot fronting 60 feet on the west side of Eighth Street and 55 feet on the east side of Paul Street south of Chouteau Avenue in City Block 462E from the "D" Multiple-Family Dwelling District to the "J" Industrial District. Petition #604 which requested this rezoning was approved by the Commission. Total area changed, 8338 square feet.

The northwest and southwest corners of Chippewa Street and Lansdowne in City Blocks 5940 and 6084, and a triangular tract at Chippewa, Ivanhoe and Bancroft in City Block 6164, totalling approximately 161,615 square feet, was reclassified from the "A" Single-Family, "D" Multiple-Family and "F" Local Business Districts to the "H" Commercial District by Ordinance 54160. Petition #608 containing these requested changes received Commission approval.

Ordinance 54048 changed the northeast corner of Crittenden Street and Iowa Avenue in City Block 1995 from the "C" Multiple-Family Dwelling District to the "F" Local Business District. This change, reflected in Petition #609 was approved by the Plan Commission. Total area changed, 23,485 square feet.

In addition, five bills were introduced under Commission sponsorship, two of which would bring the zoning of certain areas in the Mill Creek Project into conformity with the Redevelopment Plan for the project. Four of these five bills became ordinances and one was filed by the Board. Following is a summary of these four ordinances:

Ordinance 53556 changed from the "F" Local Business District and the "G", and "H" Commercial Districts to the "D" Multiple-Family Dwelling District the area bounded by the former line of Ewing Avenue, the west line of relocated Ewing Avenue, Laclede Avenue and Olive Street in City Block 1949.

Ordinance 53695 changed from the "F", "G" and "H" Districts to the "D" Multiple-Family Dwelling District Tracts 22, 23 and 85 on the south line of Olive, the west line of Beaumont, the north line of Market and the east line of Ewing in City Block 987, and Tract 24 bounded by Market Street, Laclede Avenue, Ewing Avenue and Garrison Avenue in City Block 1734. Total area changed approximately 11 acres.

Both sides of Laclede Avenue and the south side of Forest Park Boulevard between Boyle and Newstead Avenues in City Blocks 3904, 3905 and 3906 totalling approximately 15 acres, were changed from the "C" Multiple-Family to the "E" Multiple-Family Dwelling District by Ordinance 53772.

Ordinance 53612 changed both sides of Laclede Avenue and the south side of Forest Park Boulevard between Newstead and Euclid in City Blocks 3901 thru 3903 and 3891 and 3892 from the "C" Multiple-Family to the "E" Multiple-Family Dwelling District. Total area changed, approximately 20 acres.

REQUESTED AMENDMENTS TO ZONING DISTRICT MAP
APRIL 1965 - APRIL 1966

NATURE OF CHANGE		COMMISSION ACTION			ACTION OF MAYOR		BOARD OF ALDERMEN	
FROM	TO	APPROVED	DISAPPROVED	SIGNED	VETOED	APPROVED	FILED	
A Single Family	E Multiple Family		1		1	1a		
A Single Family	F Local Business		1		1	1a		
A Single Family								
D Multiple Family								
F Local Business	H Commercial	1		1		1		
B Two Family	C Multiple Family		1		1	1a		
B Two Family	D Multiple Family		2		2	2a		
B Two Family	J Industrial	1		1		1		
C Multiple Family	E Multiple Family	2		2		2		
C Multiple Family	F Local Business	1	1	1	1	1	1a	
D Multiple Family	J Industrial	1	1	1	1	1	1a	
F Local Business	H Commercial	1		1		1		
F Local Business, G Commercial								
H Commercial	D Multiple Family	2		2		2		
H Commercial	E Multiple Family	1					1	
TOTALS		10	7	9	7	16	1	

a - Passed over veto

The Board of Public Service referred thirty-five applications for use exception permits to the City Plan Commission for review and recommendation. Of the total filed, thirty-three permits were issued by the Board, one was denied and one was withdrawn by the applicant. Following is a summary of the permits issued:

Community Unit Plan Developments:

St. Louis University
(Permit No. 70925)
Medical Center Development
in area bounded roughly by Theresa,
Park, Spring Avenues and Hickory Street.

St. Louis Housing Authority
(Permit No. 71182)
Arthur Blumeyer Apartments, (Mo. 1-9
Public Housing Project) in the area bounded
roughly by Grand, Easton, Compton and
Delmar Avenues.

Washington University and Barnes Hospital Group
(Amendments to Permit No. 68720)

Third Amendment for temporary parking lot at
4958 Audubon Avenue.

Fourth Amendment to construct three additional
floors to hospital building at 508 N. Kingshighway.

Fifth Amendment to erect medical science building
for Washington University School of Medicine on
Euclid Avenue between Scott and McKinley Avenues.

Parking Lots:

Jewish Hospital
(Permit No. 70172)
4950-54 Forest Park Boulevard
4911-17 and 4921-31 Parkview Place.
(Permit No. 70818)
4909 Parkview Place.

Deaconess Hospital
(Permit No. 70349)
6105 thru 6125 Clayton Avenue
6100-6150 Oakland Avenue

Ruggeri's Restaurant
(Permit No. 70350)
5240 Elizabeth Avenue

DePaul Hospital
(Permit No. 70360)
South side Highland Avenue west of Kingshighway.

Garavelli's Restaurant
(Permit No. 70705)
Southwest corner DeBaliviere and DeGiverville

Mount Tabor Church
(Permit No. 70706)
3135-37-39 Leola Avenue

Central Institute for the Deaf
(Permit No. 70773)
4563 Chouteau Avenue

Foster Mechanical Equipment Company
(Permit No. 70840)
4262 Washington Avenue

F. W. Woolworth Company
(Permit No. 70883)
3663 Lindell Boulevard

Gates Mortuary
(Permit No. 70937)
4061 and 4063 Finney Avenue

Parking Lots, Continued.

Markwort Sporting Goods Company
(Permit No. 71017)
4316 Forest Park Boulevard

Convent Gardens Apartments, Inc.
(Permit No. 71160)
4497 Pershing Avenue

Alex Aboussie Real Estate Company
(Permit No. 71204)
7460 Morganford Road

St. Louis Hearing and Speech Center
(Permit No. 71274)
3519 Palm Street

Lutheran Hospital
(Permit No. 71329)
3550 Texas Avenue

Executive House
(Permit No. 71363)
4466 West Pine Boulevard

Castles Wilson Buick Company
(Permit No. 70759)
482 N. Kingshighway Boulevard
(Note: This permit was later revoked).

Carpenter's District Council of St. Louis
(Permit No. 71406)
6146 Roberts Avenue and 1338 Ripple Street

Westminster Recreation Area
(Permit No. 71434)
4300 Westminster Place

Hospitals:

Deaconess Hospital

(Permit No. 70800)

Professional Library addition to present hospital building at 6150 Oakland Avenue.

(Permit No. 70921)

Three additional stories to existing south wing of hospital at 6150 Oakland Avenue.

(Permit No. 70922)

Two story court building addition

(Permit No. 71370)

Two story court building addition

(Permit No. 71379)

Remodel entrance to hospital at 6150 Oakland Avenue.

Lutheran Hospital

(Permit No. 71328)

Student Nurses Residence Hall at 3550 Texas Avenue.

Jewish Hospital

(Permit No. 71362)

Erect eight story research addition to hospital at 4959 Parkview Place

Radio Station:

"Radio 1380 Incorporated"

(Permit No. 71364)

Erect three radio towers on north side of Doddridge Avenue, west of the C.B. & Q. Railroad.

Public Utility:

Southwestern Bell Telephone Company

(Permit No. 71398)

Erect a one story coin and work center building with accompanying off-street parking at 6806 Southwest Avenue.

URBAN DEVELOPMENT

A review of progress made in connection with urban development projects is as follows:

Civic Center Redevelopment Project

In April, 1965, the City Plan Commission conducted a detailed study and analysis of the area comprising City Blocks 106, 107 and 108 bounded by Broadway, Fourth Street, Clark Avenue and Poplar Street, to determine whether this area could qualify as "blighted" under Chapter 99, Revised Statutes of Missouri, 1949.

The Commission's study included such considerations as a decline in assessed valuations of land and improvements, inadequate street layout, obsolete platting and the outmoded design of existing industrial and warehousing improvements within the subject area. In addition to this, the Commission found that the combination of existing developments, existing zoning and lack of appropriate controls such as off-street parking and loading requirements, sign control and the like have produced a character of development incompatible with new developments in the surrounding area. New developments which are a part of the Civic Center Redevelopment project border these three blocks on the west, north and east, with the Daniel Boone expressway bordering on the south. In effect, the subject blocks will be a blighting influence on the new developments surrounding them unless they are brought under the control of a redevelopment plan.

In a meeting of the City Plan Commission, May 20, 1965, a resolution was adopted and forwarded to the Board of Aldermen, finding that the area bounded by Broadway, Fourth Street, Clark Avenue and Poplar Street is a "blighted" area within the meaning of the State Law.

Ordinance Number 53553 was subsequently adopted by the Board of Aldermen, and signed by the Mayor June 9, 1965, officially declaring this area to be "blighted."

On September 9, 1965, the Land Clearance Authority referred to the City Plan Commission revised development plans for the Downtown Sports Stadium project, incorporating City Blocks 106, 107 and 108 into the project to bring these blocks under the controls of the redevelopment plan. Under the revised plan, Valentine Street and two north-south alleys are to be vacated so as to assemble the land for more attractive redevelopment. The uses proposed for this area are similar to other uses in the Stadium project, i.e., City Block 106 is designated for commercial use and the two remaining blocks are designated for commercial use with public use permitted as an alternate.

The revised development plan received Commission approval which was made subject to amendment of the narrative accompanying and made a part of said plan so as to provide that the erection of rooftop signs, billboards and painted wall signs shall be prohibited within the Downtown Sports Stadium project area, and that all other signs to be established

anywhere within said project area shall be subject to planning and design review and approval of the City Plan Commission and the Land Clearance Authority prior to land disposition and/or prior to the start of construction.

An ordinance numbered 53744 was adopted by the Board of Aldermen December 17, 1965, and became effective immediately upon the signature of the Mayor, approving the revised development plan as being in conformity with the general plan for the community.

On March 25, 1966, Ordinance 54049 was signed by the Mayor authorizing the Mayor and the Comptroller to execute an addendum to the Agreement between the City of St. Louis, the Land Clearance for Redevelopment Authority and the Civic Center Redevelopment Corporation, pertaining to the redevelopment of the area known as the Downtown Sports Stadium project, as set out in the Revised Redevelopment Plan for that area.

At the September 23, 1965 meeting of the Plan Commission, approval was given to a plat dedicating street areas in the Civic Center Redevelopment project involving Tracts 2, 3 and 4, located between Fourth and Eighth Streets, Walnut and Spruce Streets, as being in conformance with the redevelopment plan previously approved by the City Plan Commission.

Ordinance Number 53570 became effective July 6, 1965, authorizing the dedication of said streets.

Ordinance 53050 approved March 30, 1966, provided for the vacation of parts of Sixth, Seventh and Poplar Streets, and of an alley in former City Block 146, now a part of City Block 6469, in the Downtown Sports Stadium area.

Garage "A"

Development plans for Garage "A" to be constructed in the block bounded by Sixth, Chestnut, Seventh and Pine Streets, in connection with the Downtown Sports Stadium project, were submitted to the City Plan Commission for review and approval in compliance with Ordinance 50373.

The plans, as submitted, indicated an entrance on Seventh Street, an exit on Chestnut Street, and a combined entrance and exit on Pine Street. A pedestrian walkway over Pine Street is indicated between Garage "A" and the Famous-Barr garage, and a pedestrian walkway is also provided over Sixth Street connecting Stadium Garages "A" and "B".

On December 16, 1965, the City Plan Commission approved these plans subject to the following conditions:

1. Provision of adequate drive-in off-street loading facilities to serve commercial uses in Garage "A".
2. All signs to be erected in connection with this development shall be submitted to the City Plan Commission for approval.

3. Further architectural consideration be given the design of the pedestrian area-ways to compliment the garage structure.
4. That the Civic Center Redevelopment Corporation and Famous-Barr Company exert all efforts to construct the vehicular bridge across Pine Street to combine the exit from the Famous-Barr Garage and the exit from Garage "A" so that both take place on the south side of Pine Street to facilitate the movement of traffic.

Transurban Redevelopment Project - 3rd, 4th, Market, Clark.

Design plans for a four story office building to be constructed on the northeast corner of Fourth and Walnut Streets, as part of the Redevelopment Plan previously approved by the City Plan Commission and the Board of Aldermen, were submitted to the Commission by the Transurban Redevelopment Corporation. These plans proposed the erection of glass and stainless steel to harmonize with the adjoining Thomas Jefferson Building. A glass enclosed lobby and underground parking were also included in the plans.

The Commission found this proposed development to conform in principle to the redevelopment plan, as previously amended. The proposed office building therefore received the approval of the Plan Commission subject to the stipulation that subsequent proposals for the erection of any signs on said building or premises shall be submitted to the Commission for review and approval.

Plans for the Gateway Tower Office Building to be constructed in City Block 84 fronting Third Street between Market and Walnut Streets, were submitted to the Plan Commission by the Transurban Redevelopment Corporation. According to the plans submitted, this proposal calls for the construction of a twenty story building with a lower level garage on the south portion of the building.

In a meeting held December 16, 1965, the Commission approved the development plans, as submitted, subject to the requirement that the question of traffic circulation into and out of the garage be reviewed by the Traffic Division, and also that any signs to be erected in connection with this development shall be submitted to the Plan Commission for review and approval.

Ordinance 53721 adopted December 17, 1965, amended Ordinances 51034 and 52778 to permit the Transurban Redevelopment Corporation to transfer to additional urban redevelopment corporations, interests, ownerships, redevelopment rights and powers, respecting any and all of the development area; authorizing such additional urban redevelopment corporations to develop, own and operate any or all of the property within the redevelopment area according to the redevelopment plan previously approved for such area.

On March 11, 1966, Ordinance 53004 was adopted, amending Ordinances 51034, 52778 and 53721 to provide that partial tax relief shall inure to the benefit of Transurban Redevelopment Corporation, Gateway Tower Redevelopment Corporation, Riverfront Redevelopment Corporation and their successors and assigns.

Pet Milk Company Development - Third, Fourth, Spruce Streets, and the Daniel Boone Expressway.

Architectural Plans for the Pet Milk Company office building to be constructed in the block bounded by Third, Fourth, Spruce Streets, and the Daniel Boone Expressway, were referred to the City Plan Commission by the Civic Center Redevelopment Corporation January 19, 1966.

These plans contemplate the construction of a seventeen story office building on a two and a half acre site. Off-street parking is provided under the building and on the surface.

The Commission found that the building, as proposed, is in keeping with the intent of the redevelopment ordinance. The plans, as submitted, were approved subject to the referral to the City Plan Commission for approval of any signs to be erected on the building or the premises.

Laclede's Landing - Area bounded by the River on the east, Eads Bridge on the south, Third Street on the west and Veteran's Bridge on the north.

In October, 1965, the City Plan Commission received a request from Downtown In St. Louis, Incorporated, for study of the area between the Eads and the Veteran's Bridges from Third Street to the River, to determine whether it could qualify for a declaration of blight under Chapter 353, Revised Statutes of Missouri, 1949, and with City of St. Louis Procedural Ordinance 49583, so that immediate attention could be given to the redevelopment potentials that exist in this area and so that it may be redeveloped as promptly as possible to compliment the work nearing completion on the Riverfront Area to the south.

The study conducted by the Commission staff revealed that this nine block area contained fifty-seven parcels of land, fifty-three structures and a total of 14.44 acres. Almost half of the structures were constructed prior to 1884. The area was found to have an extensive amount of deterioration in almost all of the structures. Although the facades of some of the buildings have been rehabilitated there are other areas of deterioration, and there has been a decline in assessed valuations in the area.

Finding that this is a "blighted" area within the meaning of the State Statutes, the City Plan Commission adopted and forwarded to the Board of Aldermen a resolution dated December 16, 1965, making such a finding.

The Board of Aldermen subsequently enacted Ordinance 54053, which was signed by the Mayor March 30, 1966, finding that a condition of blight, as defined in Section 353.020, Missouri Revised Statutes, 1949, does exist in the hereinbefore described area.

The Levee Redevelopment Corporation submitted to the City Plan Commission, March 2, 1966, a development plan for the "Laclede Landing" area between Eads and Veteran's Bridges, Third Street and the River, in accordance with Chapter 29 of the Revised Code of St. Louis. Prospective developers have six months time, following the date of the official declaration of blight by the Board of Aldermen, in which to submit development plans to the City Plan Commission. The Commission then has an additional ninety days time in which to report its findings and recommendations to the Mayor and the Board of Aldermen.

The Commission staff prepared three dimensional scale models suggesting a number of designs for this area. One scheme indicated a 14 acre development on a raised platform extending from Third Street eastwardly past the existing railroad trestle. This platform would be raised almost to the level of the Eads Bridge deck. It was suggested that this particular area could be the prestige location of a national corporation. Raising the development on a platform would permit the area to be seen by traffic entering the City from the two bridges from Illinois and on Interstate 70. Parking could be located in the area under the platform with the major office development on the upper level, including restaurants that would serve the needs of many tourists.

A similar approach was used in a second design study suggesting high rise apartment development of approximately 2400 units.

A third study envisioned a French Quarter design in which a number of the existing buildings would be retained and rehabilitated for their architectural significance. Several new high rise buildings could also be constructed above new parking garages. These buildings could be utilized for commercial or residential purposes.

In addition to these proposals, the staff also developed design studies for the core area of the Central Business District and the Near North Side of the district. Two schemes were suggested for the area between Third and Eleventh Streets, Delmar Boulevard and Cole Street. One proposes a development similar to Copenhagen's Tivoli Gardens,

containing restaurants, theaters, amusement facilities for all age groups, cultural activities and parking facilities. An alternate proposal suggests residential development consisting of nine towers with twenty and twenty-four stories to accommodate approximately eight thousand people in 2400 units.

Suggestions for the core area included the closing of several streets and the conversion of them into malls; raised promenades at the second floor level would be introduced to eliminate the conflict between vehicles and pedestrians. To further relieve the vehicular-pedestrian conflict the plan suggests new parking garages should be prohibited in the area bounded by Lucas Avenue, Pine Street, Broadway and Ninth Street. A number of new high-rise buildings are also recommended at various locations within the area. The model also depicts suggested treatment of new development along the Chestnut Street frontage of the proposed Central Parkway Mall extending from the Old Court House to the Civil Courts Building. Of prime importance is the delineation of this elongated space by buildings oriented to face towards the Mall.

These studies were well received by the City Plan Commission as guide plans to be used to stimulate interest and encourage redevelopment in the respective areas. Although there were a number of alternate proposals and combinations thereof portrayed in the model display, the

Commission made no selection nor expressed no preference for any one proposal over the others. The Commission commended the staff for the perception of design and the excellent execution of the models.

Mullanphy Area - Jefferson, Madison Avenues, Twenty-Second Street and Cass Avenue.

Under date of February 1, 1966, the City Plan Commission received a formal request from the Mullanphy Area Rehabilitation Corporation, for consideration of the area bounded by Jefferson Avenue, Madison Avenue, Twenty-Second Street and Cass Avenue for designation as a "blighted" area under Chapter 353, Revised Statutes of Missouri, 1959.

This nine block area, containing approximately twenty-nine acres, is located within the Murphy General Neighborhood Renewal Plan, bounded by Jefferson, Cass Avenues, the Mark Twain Expressway and Palm Street, previously declared "blighted" under Chapter 99, Missouri Revised Statutes, 1959. The Plan Commission concluded that inasmuch as there has been no change in conditions the area likewise qualifies as a "blighted" area under Chapter 353 of the State Statutes. A resolution making such finding and recommendation was adopted by the City Plan Commission February 24, 1966, and was forwarded to the Board of Aldermen for consideration.

Ordinance 54166 was adopted by the Board of Aldermen March 25, 1966, making such finding and declaration official.

Although the Corporation submitted a rehabilitation plan with its request for blighting, no action on the plan can be taken by the City Plan Commission until the expiration of six months after the date of the declaration of blight, during which period of time competing plans may be submitted to the City Plan Commission for consideration, in accordance with Chapter 29 of the Revised Code of St. Louis, 1960.

City Block 516 - Southeast Corner of Twelfth and Locust Streets.

Under date of March 10, 1966, the Board of Aldermen, referred to the City Plan Commission for consideration Board Bill 698, a proposed ordinance to declare blighted three parcels of property at the southeast corner of Twelfth and Locust Streets.

The Commission recommended disapproval of the proposal contained in this bill for the reason it could find no evidence that by reason of age, obsolescence, inadequate or out-moded design or physical deterioration, the property in question tended to promote ill health, the transmission of disease, crime or inability to pay reasonable taxes. The Commission further expressed doubt that the property in question could be considered to be an "area" as defined in Section 353.020 of the Revised Statutes of Missouri, 1959, since individual parcels do not constitute an area that would have an affect upon the community.

The bill was subsequently filed by the Board of Aldermen, March 18, 1966, after public hearing.

Mill Creek Valley Redevelopment Project.

A plat for the establishment of a proposed private street in Tract 39 in City Block 1720 west of Jefferson Avenue, south of Market Street, was rejected in its initial form because of the inadequate width of the street, which is to serve industrial development, plus the fact it created a dead-end street with no provision for turning movements.

A revised plat, subsequently submitted, received Commission approval September 23, 1965, subject to the condition that if the adjoining property to the west of proposed "Walnut Place" is subdivided at some future time, a full fifty foot radius cul-de-sac shall be established in lieu of the presently accepted "T" turn-around.

Ordinance 53676 approved July 8, 1965, provided for the vacation of Pine Street from Channing Avenue westwardly to its terminus in City Block 1956 and Market Street north of a line 100 feet north of and parallel to the south line of Market Street from Garrison Avenue to Compton Avenue.

St. Louis University's North Campus Development.

The Development Plan for St. Louis University's North Campus submitted to the Land Clearance Authority was referred to the City Plan Commission by the Authority, September 3, 1965, for review and recommendation. The preparation and approval of this plan was necessary in order that the City of St. Louis could receive non-cash grant in aid credits for certain expenditures by the University within the area covered by the Development Plan.

After carefully studying four component parts of the plan, namely, the proposed land use, existing zoning, land acquisition and proposed development plans, the City Plan Commission approved the North Campus Development Plan as being in conformance with the General Plan for the Development of the Community as a whole, as required by Chapter 99 of the State Statutes, 1959.

Kosciusko Redevelopment Project.

The City Plan Commission unanimously adopted Resolution No. 871 submitted by the Board of Commissioners of the Land Clearance Authority approving minor modifications in the Kosciusko Urban Renewal Project dated May 21, 1958, as revised October 25, 1962, relating to the reclassification of the following area from "K" Unrestricted to the "J" Industrial District:

1. That part of City Block 761 fronting on Broadway between Lynch and Sidney Streets.
2. Northern portion of City Block 367 at the apex of Broadway, Seventh Street and Park Avenue.

Ordinances Numbered 53574, 53578, 54196 and 54197, were adopted during the past year, providing for the vacation of certain streets and alleys within the project area, in accordance with the approved renewal plan.

Carroll Street was changed to "Carroll Mall" east of Broadway, by Ordinance 53577.

Ordinance 53579 changed the name of Soulard Street to "Soulard Mall" east of Broadway.

Rehabilitation

In a meeting held in January, 1966, the City Plan Commission considered a request from the Mayor's Housing Rehabilitation Coordinating Committee for the official designation of additional neighborhoods as rehabilitation areas.

A total of twenty neighborhoods were examined, nine in South St. Louis and eleven in North St. Louis. This study included conditions of housing, types of dwellings, statistical data relating to housing and neighborhood environment, feasibility of environmental corrections, special problems, discussion of neighborhood assets and needs, field trips for first hand observation of the areas involved, and the location of these areas in relation to areas previously selected for this program by the City Plan Commission.

With the advent of the 1965 Housing and Urban Development Act, federal grants are now available to municipalities for code enforcement. This should be of tremendous help in carrying on the City's rehabilitation program which, heretofore, has been accomplished with local funds only.

The following areas were officially designated by the City Plan Commission as rehabilitation projects:

O'Fallon South - this area bounded by Natural Bridge, Fair, Newstead and Lee Avenues contains 29 City Blocks. Within this area are located 959 structures with 1703 dwelling units of which 81.2 percent are owner occupied. The population in this area is 4991.

Academy South - this area bounded by Delmar, Kingshighway, Union Boulevards and Vernon Avenue comprises 18 City Blocks. The area contains 845 structures with 2073 dwelling units of which 73.5 percent are owner occupied. A population of 6824 resides in this neighborhood.

Academy North - this area bounded by Vernon, Easton Avenues, Kingshighway and Union Boulevards, contains 14 City Blocks. A population of 5362 resides in 1629 dwelling units contained in 664 structures. Seventy-three percent of the units are owner occupied.

Lindell North - this area bounded by McPherson Avenue, Delmar, Kingshighway Boulevards and Boyle Avenue contains 17 City Blocks. A population of 4682 is accommodated in 2244 dwelling units in 497 structures. Approximately forty-nine percent of the units in this area are owner occupied.

COMMUNITY RENEWAL PROGRAM

The City Plan Commission's application for the development of a Community Renewal Program received the approval of the Department of Housing and Urban Development during the past fiscal year.

Ordinance 53739 became effective December 29, 1965, authorizing the City of St. Louis to enter into an agreement with the United States Government for a grant of \$468,000 with which to undertake and prepare a Community Renewal Program.

A Senior Planner on the Commission staff was assigned to the Program as Project Supervisor. At the close of the fiscal year the organization of a staff and office was just getting underway.

DISPOSITION OF CITY PROPERTY
IN RELATION TO THE COMPREHENSIVE CITY PLAN

At the request of the Comptroller's office, the City Plan Commission reviewed the locations of 166 parcels of City owned properties acquired under the now repealed Jones-Munger Tax Law, to ascertain how many of these parcels could be disposed of without being in conflict with the Comprehensive Plan. Of the 166 parcels reviewed, the Commission recommended disposition of 94 since there is no conflict with any public improvements or projected plans. It was therefore recommended that the remaining 72 parcels be retained by the City for the following reasons:

- 6 - because of conflict with the Recreation Plan.
- 24 - in conflict with the Major Street Plan.
- 32 - in conflict with urban renewal and public housing programs.
- 10 - because of their location adjacent to public schools, potential recreation uses and potential land fill areas.

SPECIAL STUDIES

Spanish Pavilion

At the request of Mayor Cervantes, the City Plan Commission made a special study of sites feasible for the location of the Spanish Pavilion which was made available to the City of St. Louis by the Spanish Government from its exhibit at the New York World's Fair. The Pavilion, a two story precast concrete building of modula motif is approximately 220 feet by 320 feet and contains a theater, two art galleries, three restaurants and display areas. It was indicated that the proposed use of the building in St. Louis would be similar to the uses at the Fair.

The Commission first determined that the building is best suited to a Downtown location where it would be available to large numbers of people and where it would be close to a number of parking garages. After a study of several locations, the Commission recommended two sites to the Mayor.

Site One - Market Street, Clark Avenue, Ninth Street and
10th Street.

This site is situated at one of the important points of entrance to the City. It does have visual import due to the cars using the Daniel Boone Expressway. The site intersects the axis of Walnut Street. It would establish a new axial concept with City Hall as the western terminus. It has frontage on the Central Parkway Mall and begins to develop the western end of the Civic Center Redevelopment Project. In this location, the Pavilion could serve as the first unit of a Cultural Center for the Performing Arts.

Site Two - Market Street, Walnut Street, Broadway and Seventh Street.

A building such as the Spanish Pavilion would have the affect of carrying out the general concept as expressed by the Commission in the Downtown Plan for the area north of the Stadium since this is a low building that would provide openness between the Central Parkway and the Stadium. The design of the Pavilion would blend with the architecture of the Stadium and the garage to the north. The site offers maximum exposure; the Pavilion would be complimented by the Old Court House to the East, the Stadium to the south and the Parkway and garage to the north, and it would be in close proximity to the Arch and the Memorial Area.

Site Two was also subsequently recommended to be the best potential site for the Pavilion in a feasibility report prepared by Economics Research Associates of Los Angeles.

The Civic Center Redevelopment Corporation, owners of the tract agreed to lease the site to the Spanish Pavilion Foundation who will pay the Corporation an annual rental minimum of \$150,000 according to terms of the agreement made public.

Mayor Cervantes signed the necessary papers in Madrid, November 17, 1965, formally accepting the Pavilion from the Spanish Government.

East-West Gateway Transportation

On September 23, 1965, the City Plan Commission unanimously adopted a resolution endorsing a continuing Comprehensive Land Use and Transportation Planning Program for the St. Louis Metropolitan Area, in keeping with the requirements of the Federal Highway Act of 1962, as passed by the Eighty-Seventh Congress.

During the past year, the East-West Gateway Coordinating Committee was established with representation from the States of Missouri and Illinois Highway Departments, the City of St. Louis, St. Louis, St. Charles and Jefferson Counties in Missouri, and Madison, Monroe and St. Clair Counties in Illinois, and the Bi-State Development Agency.

The Mayor designated the Director of Planning as the official representative of the City of St. Louis. In this capacity, the Director contributed significantly in the development of the Area-Wide Study Committee and the committee's initiation of a Prospectus for a Land Use and Transportation Planning Program for the St. Louis Metropolitan Area, dated May 26, 1965.

On December 27, 1965, Ordinance 53735 became effective, authorizing and directing the City of St. Louis to enter into a Memorandum of Agreement with the East-West Gateway Coordinating Committee and the Various Jurisdictions within the St. Louis Metropolitan Area for Development of a Continuous Comprehensive Land Use and Transportation Program for the St. Louis Metropolitan Area.

THE COMMISSION

A number of changes in the personnel of the Commission membership took place during the 1965-66 Fiscal Year.

Mrs. Edwin R. Waldemer resigned from the Commission March 29, 1965, after having rendered valuable service since September 7, 1954.

Messrs. Robert Dubinsky and Charles L. Farris were reappointed to four year terms expiring March 29, 1969. Mr. Dubinsky resigned from the Commission effective January 1, 1966, to accept a position in the new Housing and Urban Affairs Department in Washington, D. C.

Mr. Joseph W. Martino, Chairman of the Aldermanic City Planning and Zoning Committee was appointed to the membership of the Commission effective April 30, 1965, succeeding Mr. James W. Noonan, former Aldermanic Committee Chairman, who rendered distinguished service on the Commission since May 4, 1953.

Mr. Alfred H. Beck's ex-officio membership on the Commission was terminated June 20, 1965 by virtue of his resignation as Director of Streets. In his official capacity, Mr. Beck contributed substantially to the work of the Commission.

The terms of Mrs. Edward G. Brungard, Director of Parks, Recreation and Forestry, and Mr. Robert W. Duffe, Director of Public Safety, were terminated July 3, 1965. Both served with distinction as members ex-officio since July 1, 1961.

The Honorable Alfonso J. Cervantes elected Mayor in April, 1965, appointed the following persons to his cabinet, and by virtue of their official positions they automatically became members ex-officio of the City Plan Commission:

Mr. Louis W. Buckowitz
Director, Parks, Recreation and Forestry

Mr. C. Larry Unland
Director of Streets

Mr. Joseph P. Sestric
Director of Public Safety
Mr. Sestric resigned March 11, 1966

Mr. William Trantina was subsequently appointed
Director of Public Safety succeeding Mr. Sestric

Mayor Cervantes also made the following appointments to the Citizen Membership of the Commission:

Mr. James W. O'Flynn was appointed January 18, 1966
to the term ending March 29, 1969, succeeding
Mr. Robert Dubinsky

Mr. Robert A. Griesedieck appointed May 26, 1965,
to a four year term expiring March 29, 1969, succeeding
Mrs. Edwin R. Waldemer

Mr. Alvin A. Wolff appointed January 7, 1966, to fill
the vacancy created by the resignation of Mr. William
H. Jaffke, which term expired March 29, 1966. Mr. Wolff
was reappointed on March 30, 1966 to a four year term
expiring March 29, 1970.

Mr. Ernest Calloway was reappointed to a four year term expiring March 29, 1970.

Miss Olivia E. Banks was appointed to a four year term expiring March 29, 1970, succeeding Mrs. Leslie Bond whose term expired March 29, 1966.

At the Annual Meeting held January 20, 1966, the following officers were reelected by acclamation:

Mr. J. Kenneth Hyatt, Chairman
Mr. Maurice Wheeler, Vice-Chairman
Miss Nell Marie Geders, Secretary

The following staff changes occurred during the same period:

Henry M. Cochran, City Planner IV, was promoted to City Planner V effective September 17, 1965.

Fred Colson, City Planner II, resigned March 3, 1966.

Gerald Glomski, appointed Engineering Aide II November 22, 1965, resigned March 18, 1966.

Richard Hanke, Clerk I, returned from Military Leave March 15, 1965 and advanced to Engineering Aide II; he resigned May 8, 1965.

Noland R. Heiden, City Planner V, resigned effective June 16, 1965.

Larry C. Hossack, City Planner IV, was appointed July 6, 1965.

Richard F. Krechel, Clerk I, on Military Leave of Absence beginning April 24, 1965.

Alfred Landers, City Planner II, resigned effective June 29, 1965.

Kenneth G. Lange, City Planner III, promoted to City Planner IV, effective January 16, 1966.

Charles G. Mertens, City Planner I, dismissed May 22, 1965.

Richard Allen Norris, City Planner IV, resigned July 17, 1965.

Ronald Nuetzel, City Planner III, was promoted to City Planner IV effective January 31, 1966.

Mrs. Sammy Ozkol, City Planner II, was appointed October 25, 1965.

Robert L. Parker, Engineering Aide II, appointed August 2, 1965, resigned October 9, 1965.

Alan Richter, City Planner II, on Military Leave since February 7, 1964, was discharged from military service February 22, 1966 but did not return to City Service.

Bensid Thigpen, Clerk I, was appointed May 24, 1965.

MEETINGS

The City Plan Commission held nine regular meetings and four special meetings in the 1965-66 Fiscal Year.

Sixteen meetings were held by the Urban Development Committee.

The Streets, Traffic and Transit Committee held thirteen meetings.

Twelve meetings were held by the Zoning Committee.

The Parks and Recreation Committee met seven times.

Two meetings were held by the Programming and Special Purposes Committee.

FINANCIAL STATEMENT
1965 - 1966

ACCOUNT	DETAILED AMOUNTS	TOTAL FOR EACH MAIN ACCOUNT	EXPENDED	BALANCE
<u>PERSONAL SERVICES</u>				
101 Salaries and Wages		\$206,900.00	\$184,269.20	\$22,630.80
<u>SUPPLIES</u>				
201 Office Supplies	\$3,065.00			
202 Printed Formal Reports and Forms	<u>7,000.00</u>	10,065.00	3,042.87	7,022.13
<u>EQUIPMENT</u>				
401 Office Equipment	400.00			
403 Motor Vehicle Equipment	<u>2,700.00</u>	3,100.00	2,813.00	287.00
<u>CONTRACTUAL SERVICES</u>				
501 Postage	300.00			
503 Office Services	4,850.00			
508 Repair to Office and Other Equipment	<u>100.00</u>	5,250.00	2,181.72	3,068.28
TOTAL		\$225,315.00	\$192,306.79	\$33,008.21

